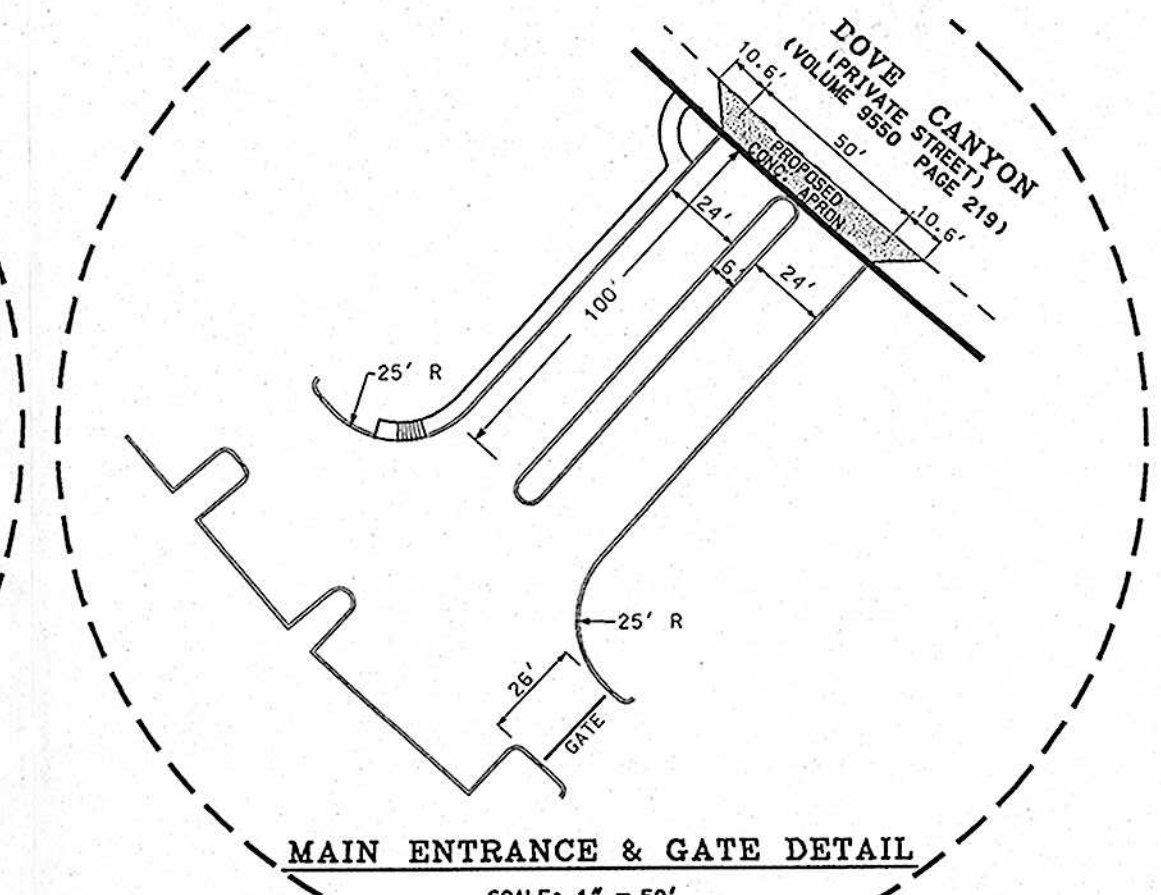
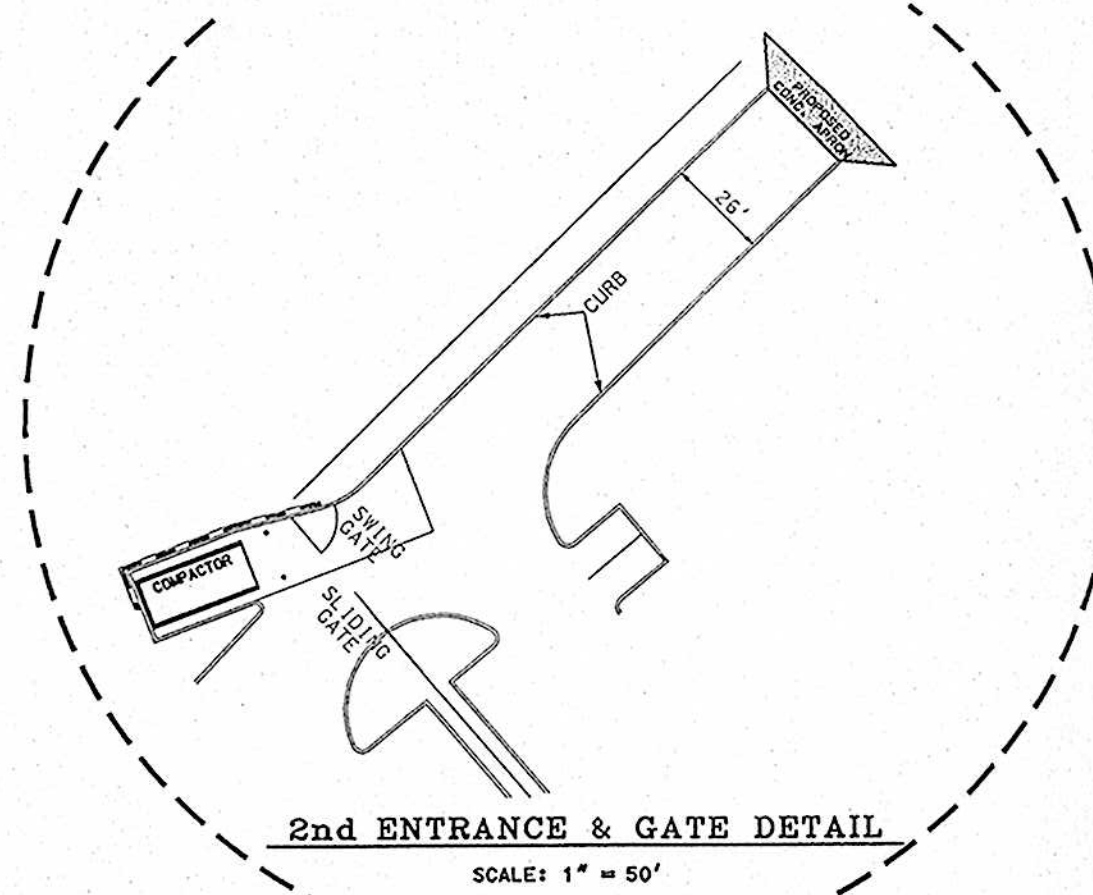


CURVE DATA						
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CH. DIST.
C1	1157.00'	08°04'10"	81.61'	162.95'	S40°30'36"E	162.82'
C2	1243.00'	24°26'13"	269.17'	530.15'	S48°41'38"E	526.14'
C3	275.00'	42°21'36"	106.51'	203.23'	N21°42'22"E	193.64'
C4	997.00'	00°40'10"	5.82'	11.65'	S44°45'20"E	11.65'
C5	10.00'	92°02'56"	10.36'	16.06'	N88°54'38"E	14.39'



- GENERAL NOTES:**
1. THIS PROPERTY IS WITHIN THE ETJ OF SAN ANTONIO.
 2. WATER SERVICE TO BE PROVIDED BY BEXARMET.
 3. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS.
 4. GAS AND ELECTRIC TO BE PROVIDED BY CPS ENERGY.
 5. TELEPHONE SERVICE TO BE PROVIDED BY AT&T.
 6. CABLE TV SERVICE TO BE PROVIDED BY TIME WARNER.
 7. BEARING SHOWN HEREON ARE BASED ON THE REFERENCE DEED.
 8. TREE PRESERVATION IS BEING ADDRESSED IN A SEPARATE TREE PRESERVATION PLAN.
 9. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(q).

PORTION OF P.O.A.D.P. No. 238B
BEING AMENDED FROM P.U.D. SINGLE FAMILY RESIDENTIAL TO P.U.D. MULTI-FAMILY.
PUD PLAN IS ASSOCIATED WITH THE DOVE CREEK SUBD. MDP No. 238D.

OWNER / DEVELOPER
LOST SPURS DEVELOPMENT INCORPORATION
722 N. MAIN STREET
FORT WORTH, TEXAS 76164

OWNER / DEVELOPER
DOVE CANYON, L.P.
13409 N.W. MILITARY HWY., SUITE 302
SAN ANTONIO, TEXAS 78231

UNPLATTED
OWNER: DOVE CREEK RETAIL LTD.
P.O. BOX 26312
AUSTIN, TX 78755

UNPLATTED
OWNER: DOVE CREEK RETAIL LTD.
P.O. BOX 26312
AUSTIN, TX 78755
REMAINING PORTION OF
327.100 ACRE OF LAND
(VOLUME 8431 PAGE 1654)

LEGAL DESCRIPTION:
A 24.688 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS AND BEING OUT OF THE REMAINING PORTION OF A 327.100 ACRE TRACT OF LAND OUT OF THE MICHAEL RAMEL SURVEY No. 64 1/2, ABSTRACT No. 634, C.B. 4336, RECORDED IN VOLUME 8431 PAGE 1654, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO

Chairman: *[Signature]* Date: 12/18/2009
Secretary: *[Signature]* Date: 12/18/2009

- LEGEND:**
- EXIST. ----- EXISTING
 - ELEC. ----- ELECTRIC
 - TEL. ----- TELEPHONE
 - CATV ----- CABLE TELEVISION
 - SAN. SWR. ----- SANITARY SEWER
 - ESM/T. ----- EASEMENT
 - R.O.W. ----- RIGHT-OF-WAY
 - BLOC. ----- BUILDING
 - N.C.B. ----- NEW CITY BLOCK
 - 16" ----- 16" DRAIN EASEMENT
 - 8" ----- 8" DRAIN EASEMENT

PARK DEDICATION:
THIS DEVELOPMENT REQUIRES A TOTAL PARK LAND DEDICATION OF 3.15 ACRES.
PARK REQUIREMENTS WILL BE MET BY PROVIDING THE FOLLOWING AMENITIES/IMPROVEMENTS AS PARK CREDITS:

PARK FACILITIES	PARK CREDIT
1 PICNIC AREA	0.25 OF AN ACRE
1 RECREATION CENTER/GAME ROOM	1.00 ACRE
1 ATHLETIC COURT	0.75 OF AN ACRE
2 POOLS	1.50 ACRES
TOTAL PARK CREDITS	3.50 ACRES

MULTI-FAMILY DEVELOPMENT TABLE (P.U.D.)				
UNIT	No. OF LOTS	TOTAL ACREAGE	No. UNITS	DENSITY
1	1	24.688	360	14.6 UNITS PER ACRE

FLOOR AREA SUMMARY		
NUMBER OF LOTS	1	
TOTAL FLOOR AREA OF BLDGS	140,935 SF	
TOTAL AREA OF MULTI-FAMILY LOT	1,075,410 SF	
PERCENTAGE OF FLOOR AREA COVERAGE	13.0%	

PL 1355, N. 12/18/2009, P. 0001
1355, N. 12/18/2009, P. 0001
1355, N. 12/18/2009, P. 0001

MACINA & BOSE & COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Tel. No. (210) 545-1122 Fax No. (210) 545-9302 www.mbcengineers.com

DOVE CANYON
PLANNED UNIT DEVELOPMENT
No. 06-012A

REVISIONS:	DATE	NO.	DESCRIPTION	BY
DESIGN	DLA			
DRAWN	PAE			
CHECKED				
DATE	DEC. 1, 2009			
JOB NO.	30083-0569			
SHT.	1 of 1			



CITY of SAN ANTONIO
Planning and Development Services
Land Entitlement Section

TO: Robert A. Liesman, P.E.
Macina, Bose, Copeland and Assoc., Inc.

DATE: December 18, 2009

Address: 1035 Central Parkway North
San Antonio, Texas 78232

FROM: Luz M. Gonzales

SUBJECT: Dove Canyon PUD 06-012A

The Planning Commission heard the PUD plan referenced above on December 18, 2009.

The following action was taken:

☒ APPROVED With Conditions
☐ DISAPPROVED

CONDITIONS:

- The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat UDC 35-344(i).
 - A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).
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